

## NEIGHBORHOOD PLAN

## Vision

- The West Seattle Junction Neighborhood is envisioned as a lively center of community life and an inviting place to live, work, play and shop.
- Our small town atmosphere will be preserved and will serve as a model for future development.
- The Junction will be a desirable place for families with a safe and attractive residential neighborhood served by a variety of park and recreation facilities.
- The Junction business district will be a vibrant center of shopping, dining, and cultural opportunities.
- Pleasant pedestrian and bicycle-friendly streets and a transit center will provide convenient access

## Key Strategies

- Strengthen the Mixed-Use Commercial Core** — Between 41st and 44th Avenues SW and SW Genesee Street and SW Edmunds Street by improving; traffic flow and circulation; pedestrian safety and access; business retention and recruitment; parking; and the architectural character.
- Improve the Fauntleroy Gateway into the Junction** — To create a community gateway that reflects the character of the rest of the neighborhood, presents a positive image, and improves pedestrian safety and amenities, traffic flow and general aesthetic appearance.



West Seattle Junction (Photo source: Flickr.com, Chas Redmond)

## Community Investment

- As a result of a community application the Pro Parks Levy opportunity fund acquired Junction Plaza at the corner of 42nd Ave. SW and SW Alaska St. This project will create a public plaza just off California Avenue at the site of a former gas station.
- Exterior construction of the Dakota Place Park (the former California Substation) is underway and includes: plaza with integrated artwork; ADA access; site lighting; multiple seating elements; refurbishing existing historic elements; irrigation; and extensive community provided landscaping. Remaining interior building improvements need to be permitted and contracted.
- The City adopted the West Seattle Junction Urban Village Design Guidelines in August, 2001.
- SDOT's Community Parking Program launched an on-street parking study in the West Seattle Junction in 2009. SDOT has actively engaged West Seattle Junction stakeholders in the design of the parking study and in the review of draft recommendations.
- Since September of 2000, SDOT has completed several improvements to the Junction business district. They include: Repaving California Ave. SW through the entire two-block stretch of the West Seattle Junction business district; sidewalk replacement; new ornamental light poles; the installation of two raised, mid-block crosswalks; benches and tiles. As part of the sidewalk replacement project, the West Seattle Junction Association/BIA raised funds to expand the project to fund the installation of the new light poles, benches and tiles.
- In June 2009, a P-Patch community garden was created in the West Seattle Junction Neighborhood. Dubbed the West Seattle Genesee P-Patch, it was created with funding from the Neighborhood Matching Fund and with help from the City's Clean & Green Initiative.
- Parks designed and developed Ercolini Park; located just three-blocks west of the West Seattle Junction Urban Village Neighborhood at 48th & SW Alaska St. Ercolini Park has been a welcome addition to the residents of the West Seattle Junction Neighborhood, many of whom were actively involved in the design and in the construction of the .53 acre park that features slides, swings, picnic tables and landscaped open space. Funding to acquire and development the park came from the Pro Parks Levy, the State Interagency Committee for Outdoor Recreation, and the Neighborhood Matching Fund.

## Neighborhood Plans:

[WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS](http://WWW.SEATTLE.GOV/NEIGHBORHOODS/NPI/PLANS)

## Neighborhood Status Reports:

[WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD\\_PLANNING/STATUSREPORTS](http://WWW.SEATTLE.GOV/DPD/PLANNING/NEIGHBORHOOD_PLANNING/STATUSREPORTS)

# HOUSING & EMPLOYMENT

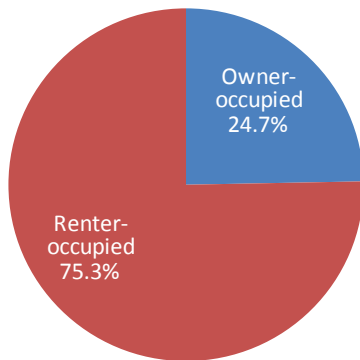
Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for West Seattle Junction Hub Urban Village.

## Comprehensive Plan 2024 Growth Targets

West Seattle Junction Source: Comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/Ac.)
	226	2,280	10	700	13	2,670	12	750	15

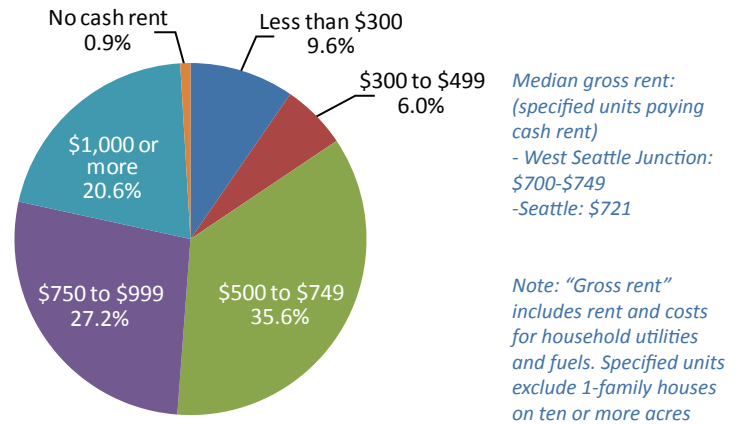
## Renter or Owner Occupied

for all occupied housing units



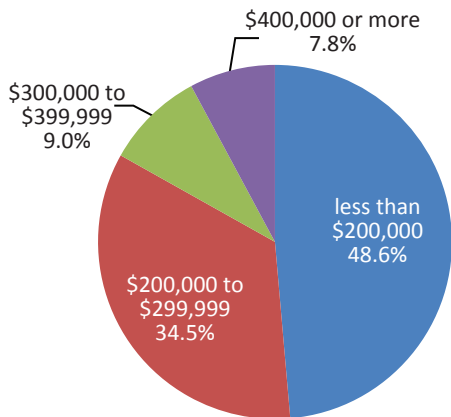
## Gross Rent

for specified renter-occupied units



## Home Value

for specified owner-occupied units

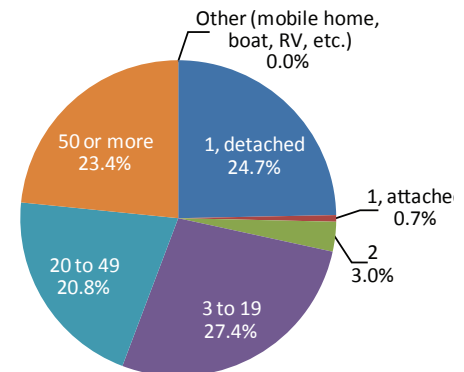


Median home value:  
 -West Seattle Junction: \$205,555  
 -Seattle as a whole: \$259,600

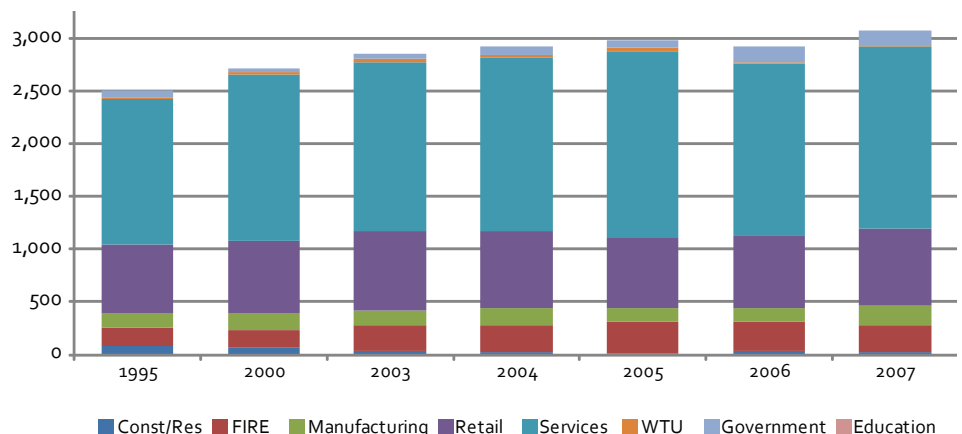
Note: "Specified owner-occupied units" exclude mobile homes, units (such as condominiums) in multi-unit buildings, and houses on ten or more acres.

## Number of Units in Structure

for all housing units



## 1995-2007 Employment by Sector



## Development Capacity

calculated as of 2007

Housing	3,630 (units)
Commercial	1,812,256 (square feet)
Jobs	6,041

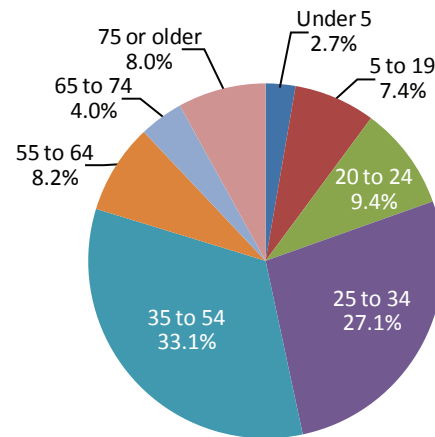
# DEMOGRAPHIC SUMMARY

Source: 2000 Census SF-3 Block Group Estimates, except where noted. Information provided for West Seattle Junction Hub Urban Village.

Population	2000	2007*
*estimate	2,699	2,945

## Age

for all persons



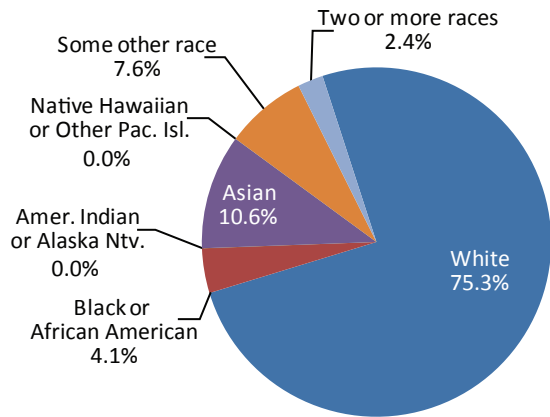
Children (<18):  
8.6% of pop.

Seniors (65+):  
12.0% of pop.

## Race

for all persons

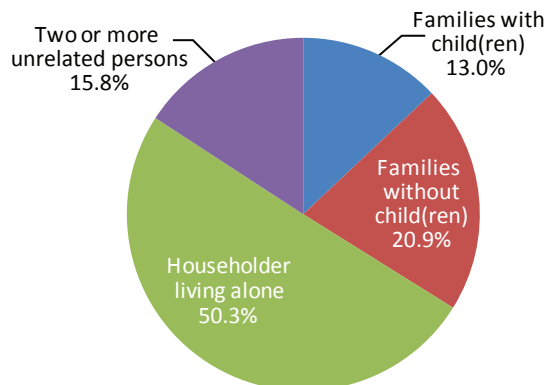
Race  
for all persons



Latino/Hispanic ethnicity  
(of any race): 10.3% of population

## Household Type

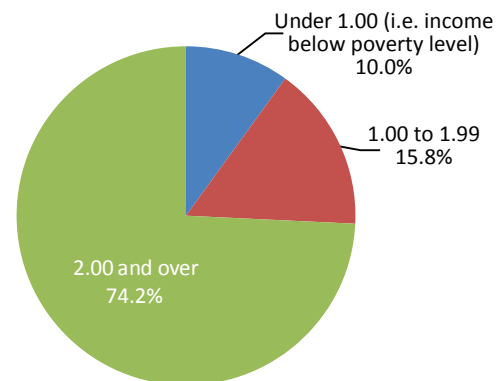
for all households



Note: "Children" refers to related children under 18 years of age

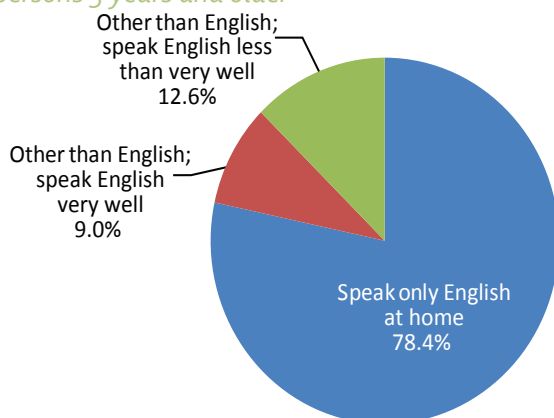
## Ratio of Income to Poverty

Persons for whom poverty status is determined



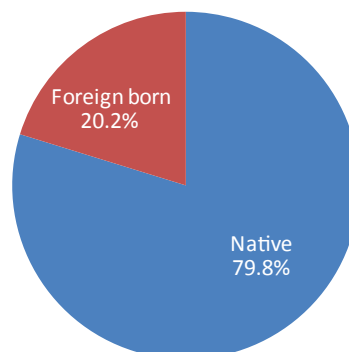
## Language Spoken at Home

for persons 5 years and older



Total speaking language other than English at home: 21.6%

## Place of Birth

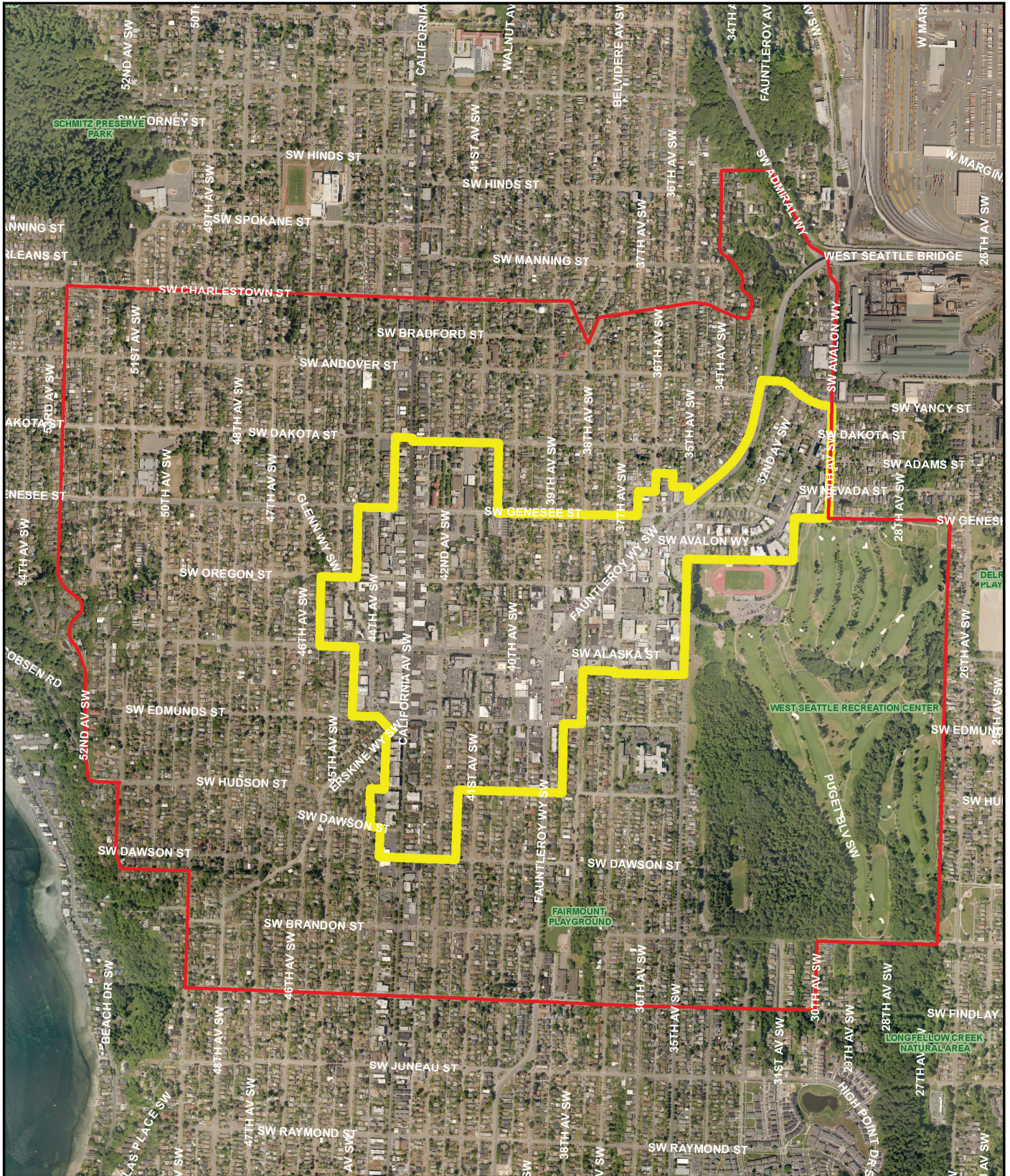


Entered U.S.  
within prior 10 years:  
55.9% of foreign born;  
11.3% of total  
population

Note: Native includes  
born in U.S.,  
Puerto Rico and  
other U.S. island areas,  
and born abroad  
to American parents



# AERIAL MAP



## West Seattle Junction

Urban Village



Neighborhood Plan Area



Aerial Photo: 2007

LINK Light Rail



Stations

At-Grade / Aerial

Tunnel

0 0.05 0.1 0.2 0.3 0.4  
Miles



CITY  
PLANNING

©2008, THE CITY OF SEATTLE.  
All rights reserved.  
Produced by the Department of  
Planning and Development.

No warranties of any sort, including  
accuracy, fitness or merchantability,  
accompany this product.

Printed on: 5/6/2009

dpdwind117/giswork/cg1s1

\neigh\_planning\maps\status reports